

or the two issues here? Of course, we'll get to that once you decide what you're going to do on the committee amendments. But, basically, the committee amendments say less education and less standards are required than the bill originally sought and that the Real Estate Commission would have liked. The amendments, basically, end up as being a compromise. This does not go to the merits. I repeat, at this point we're just talking about the amendments, we're not going to the merits of the whole bill as to whether we should pass the bill. I recommend you adopt the amendments, which at least make it a debatable bill, which I don't think it is in its present form. I would just point out that I'll refrain from too much discussion on it. I happen to hold a real estate brokers license, therefore, somebody might say I have a conflict. I think the bill would make it more difficult to get a brokers license and, therefore, eliminate some of the competition. But I don't sell much real estate anyway, so it doesn't matter either way to me. But it is a bill that would make it more difficult to get licenses and would have much stricter standards. The committee amendments do move in the direction of making it less strict than had been originally requested. They are, basically, a compromise.

PRESIDENT: The question then is the adoption of the committee amendments. Record your vote. Have you voted? Have you all voted? Record.

CLERK: 26 ayes, 0 nays, Mr. President, on adoption of the committee amendments.

PRESIDENT: Committee amendments are adopted. Chair recognizes Senator Duis.

SENATOR DUIS: Mr. President, members of the Legislature, I will go through the bill and explain the situation. There are quite a number of points to be covered in this piece of legislation. So I'll do it as explicitly as I possibly can. This bill was brought to me by the Nebraska Real Estate Commission. They asked me to introduce it, which I did last year. It came through the Banking, Commerce and Insurance Committee. It was amended as the committee amendments have been read. The intent of LB 361, as amended by the standing committee amendments, proposes first to eliminate the dual licensing required applicable to brokers who choose to operate as partnerships and corporations. What happened here was if you had a trade name, or if you had a corporation or a company, they were being charged two licenses. The broker was licensed and also the corporation or the company had a license. This was unnecessary they believed. They would eliminate the one licensing procedure and, consequently, license the broker. The company or the corporation would not have to be licensed. They also, in this bill, want to limit the membership on the Real Estate Commission, for the appointed members, to one six-year term. By the appointed members we mean those members who are appointed by the Governor and do not include the Secretary of State, who serves on the Board at all times. So it doesn't affect him. I want to clear that point up. It also wishes to establish a minimal educational requirement for original applicants to real estate salesmen license, and to clarify the educational requirements for a brokers license in situations. They also have in this bill a situation that has come up many times, and that is the land subdividers, and those who come in from out of the state to sell land. Consequently, it's covered there in this bill.